



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

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Date: 7/15/2016

To: Cody Scheel, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00145 Stoller MUP, Green Valley Rd., Paso Robles, APN 040-111-024**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The proposed project is within the Templeton B Road Fee Area and this structure defines a work area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 of the Land Use Ordinance prior to future submittal of development permits.

Recommended Project Conditions of Approval:

Fees

1. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Templeton B Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Drainage

- ✓ 2. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.

3. **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.



COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures

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DATE: July 29, 2016
TO: Cody Scheel, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Stoller Minor Use Permit DRC2015-00145 (1887)

The Agriculture Department's review finds that the proposed Stoller minor use permit for an open air shade structure over existing work areas would have less than significant impacts to agricultural resources or operations and is consistent with policies to support local agricultural production. Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating to the extent feasible the negative impacts of development to agriculture.

If you have questions, please call 781-5914.

Project Description and Agricultural Setting

The project site is located at 7986 N. River Road, north of Paso Robles. The approximately 40-acre site is located within the Agriculture land use category and is developed with a wine grape vineyard and a residence. The project site is located over the Paso Robles groundwater basin and is under Williamson Act contract. Agricultural uses in the area primarily consist of wine grape vineyards and alfalfa hay production.

The proposal consists of the development of a 2,490 square foot winery facility for production and case storage.

Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry and the facilities are sited adjacent to existing roads and are compatible with future agricultural activities.

Impacts to Agricultural Resources

The proposed development would result in the development of a 2,490 square foot winery production facility. Impacts to agricultural resources will be less than significant; however, the Department recommends the following conditions to maximize the availability of water for agricultural production:

- Incorporate best management practices for water conservation purposes throughout winery facility.
- Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, minimize erosion and sedimentation, and protect farmland for agricultural use.